

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE REGULAR FEBRUARY 22, 2021 MEETING

Call to Order – Roll Call

The Regular February 22, 2021 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Dyzak at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Roll call of Commissioners present: Mr. Dyzak, Mr. Falkowski, Mr. Zimmer, Mr. Waack, Mr. Vogt and Ms. Muench

Commissioners absent: Mr. Korinek

Staff present: Tim Ryan, Kaila Boeckman, Pete Tarnowski and Aprille Calewarts

Approval of Minutes – Open Meeting Law Compliance

Chairman Dyzak called for a motion to accept the Minutes of the regular January 25, 2021 meeting. Motion to accept the Minutes was made by Mr. Falkowski and seconded by Ms. Muench. Motion passed upon a unanimous voice vote.

Approval of Agenda: Motion made by Ms. Muench and seconded by Mr. Falkowski to approve the Agenda as presented. Motion passed upon a unanimous voice vote.

Open Meeting Law Compliance: Mr. Ryan read the Open Meeting Law Compliance stating that the petitions seeking Zoning Map and Ordinance Amendments being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on February 12, 2021 and February 15, 2021, reviewed by the Commission at a Commission Meeting held on February 22, 2021. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their March 16, 2021 meeting.

Public Comment: Mr. Dyzak asked if there was anyone who wished to speak on any topic other than the public hearings.

There was no one to speak. Mr. Dyzak closed Public Comment.

Public Hearings – Discussion and possible action:

1. **Garrow Properties LLC – ZMAR, NE1/4, SW1/4, Section 1, T19N-R22E, Town of Cato, from High Density (HD) to Commercial Business (CB).**

Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Ryan indicated a letter was received from the Town of Cato & the Town Planning Committee in favor of this request (copy on file).

Jerry Bellin, neighbor to the north, spoke opposed to this rezone.

Abby & Jesse Garrow, applicant, answered questions for the Commission.

Charles Tuschl, previous land owner, spoke in favor of the rezone.

Mr. Dyzak closed the Public Hearing.

Motion was made by Mr. Vogt and seconded by Mr. Waack to approve the rezone request. Motion passed upon a unanimous voice vote.

2. **Victor Grimm ZMAR** NE1/4, SE1/4 and SE1/4, SE1/4, Section 19, T20N-R21E, Town of Maple Grove, from Exclusive Agriculture (EA) to General Agriculture (GA).

Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Ryan indicated a letter was received from the Town of Maple Grove (copy on file).

Mr. Grimm spoke and answered questions for the Commission.

Mr. Dyzak closed the Public Hearing.

Motion was made by Ms. Muench and seconded by Mr. Falkowski to approve the rezone request. Motion passed upon a unanimous voice vote.

3. **Spring Hill Farms ZMAR** NE1/4, SE1/4, Section 28, T19N-R21E, Town of Rockland, from General Agriculture (GA) to Commercial Business (CB).

Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Ryan indicated a letter was received from the Town of Rockland is in favor of this request (copy on file).

Tim Horswill, applicant, spoke and answered questions for the Commission.

Mr. Dyzak closed the Public Hearing.

Motion was made by Mr. Falkowski and seconded by Mr. Zimmer to approve the rezone request. Motion passed upon a unanimous voice vote.

4. **Adam and Brianna Schmitt ZMAR** NW1/4, SW1/4, Section 13, T20N-R21E, Town of Maple Grove, from Exclusive Agriculture (EA) to General Agriculture (GA).

Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Ryan indicated a letter was received from the Town of Maple Grove in favor of this request (copy on file).

Adam Schmitt, owner, spoke and answered questions for the Commission.

Mr. Dyzak closed the Public Hearing.

Motion was made by Mr. Waack and seconded by Mr. Vogt to approve the rezone request. Motion passed upon a unanimous voice vote.

5. **Manitowoc County Planning and Park Commission** – petitioned for an ordinance amendment for Chapter 31 of the Manitowoc County Code titled "Floodplain Zoning" to allow for an addition to the appendix.

Mr. Ryan read the Agenda Commentary (copy on file) and answered questions for the Commission.

Motion was made by Ms. Muench and seconded by Mr. Falkowski to approve the request. Motion passed upon a unanimous voice vote.

Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:

1. **Carol Ewen** – CSM Variance, SE1/4, SE1/4, Section 12, T20N-R23E, Town of Kossuth.

Mr. Ryan read a summary of the request (copy on file).

Mr. Ryan indicated he received an email from Ralph Schuh, Town of Kossuth, stating that the town has no objection to the variance request.

Motion was made by Ms. Muench and seconded by Mr. Waack to approve the variance request. Motion passed upon a unanimous voice vote.

2. **Spring Hill Farms** – CSM Variance, NE1/4, SE1/4, Section 28, T19N-R21E, Town of Rockland.

Mr. Ryan read a summary of the request (copy on file).

Motion was made by Mr. Vogt and seconded by Mr. Zimmer to approve the variance request if the rezone request is approved by the County Board at their next meeting. Motion passed upon a unanimous voice vote.

3. **Alan Schuh** – CSM Variance, SW1/4, NE1/4, Section 11, T19N-R21E, Town of Rockland.

Mr. Ryan read a summary of the request (copy on file) and answered questions for the Commission.

Motion was made by Ms. Muench and seconded by Mr. Waack to approve the variance request. Motion passed upon a unanimous voice vote.

Discussion and possible acceptance of 2021-2022 Snowmobile Trail Maintenance Resolution.

Mr. Pete Tarnowski gave an overview and answered questions for the Commission.

Motion was made by Mr. Waack and seconded by Mr. Falkowski to accept the letter request. Motion passed upon a unanimous voice vote.

Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Thomas D Skattebo).

Ms. Kaila Boeckman gave an overview and answered questions for the Commission.

Motion was made by Mr. Waack and seconded by Mr. Vogt to accept the letter request. Motion passed upon a unanimous voice vote.

Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Steve Mark Gawinski).

Ms. Kaila Boeckman gave an overview and answered questions for the Commission.

Mr. Steve Gawinski, owner, gave an update both verbally and in letter to the Commission.

Motion was made by Mr. Zimmer and seconded by Mr. Vogt to accept the letter request.
Motion passed upon a unanimous voice vote.

Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Yvonne H Zimmer).

Ms. Kaila Boeckman gave an overview and answered questions for the Commission.

Motion was made by Mr. Vogt and seconded by Mr. Falkowski to accept the letter request. Motion passed upon a unanimous voice vote.

Miscellaneous

Staff Reports – None

Personnel – None

Correspondence – None

Other Matters – None

Out of County Trips – None

Next Meeting Date: Next meeting is scheduled for Monday, April 26, 2021.

Adjournment: Motion to adjourn was made by Mr. Falkowski and seconded by Mr. Waack to adjourn at 4:58 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

Ms. Muench, Secretary

Date